FULTON & SCHUYLER COUNTIES, IL

FARMLAND FORSALE

129.05 ± Acres · 80.2% Tillable

Now is your chance! A beautiful, well-maintained bottom farm with a high percentage of tillable acreage, south-west of Astoria.

A recent survey has this property at 129.05 acres, of which approximately $103.5\pm$ are tillable. The farm carries a 125.5 Productivity Index Rating and is comprised primarily of Blyton and Drury silt loams. With good access from Taylor Lane and long rows, this is an efficient property to farm even with today's large equipment.

The northern property line is approximately 100 feet out from the timber. Sugar Creek serves as the southern border of the property. To view an interactive 2019 map of the property, and a copy of the survey to verify accurate boundary information, please visit www.Worrell-LandServices.com.

Don't let this be the one that got away!





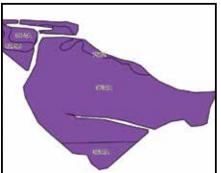




Code	Soil Description	Acres	% of Field	ICPI*
3634A	Blyton silt loam, 0-2% slopes, frequently flooded	92.23	89.10%	126
75C2	Drury silt loam, 5-10% slopes, eroded	5.79	5.60%	117
9279B	Rozetta silt loam, terrace, 0-2% slopes	2.76	2.70%	120
3070A	Beaucoup silty clay loam, cool mesic, 0-2% slopes, frequently flooded	2.72	2.60%	13
	Weighted Productivity Index Average 125.5			

*Illinois Crop Productivity Index





Property Details

Location: Southwest Fulton County, Illinois in Section 31-Township 3N-Range 1E (Part of parcels 24-26-31-400-002 and 24-26-32-300-005) and Eastern Schuyler County in Section 6-Township 2N-Range 1E (Parcel 09-06-200-001).

Access: Via a shared easement from Taylor Lane to the West.

Taxes: To be assessed after recording new deeds.

Minerals: In tact

Possession and Terms: Down payment due upon signing a contract to purchase. Cash due and possession granted at closing. Property is free of tenant's rights for the 2020 cropping season.

Asking Price: \$775,000



Questions or to make an offer, contact Land Broker:

Adam BauerSeller's Designated Agent 309.333.7617





www.Worrell-LandServices.com

FARMLAND FOR SALE

Approx. 4.5 miles SW of Astoria

NO SEBAICES'TIC

represented by



Approx. 4.5 miles SW of Astoria

UNAINAA

FULTON & SCHUYLER COUNTIES, IL

Additional details, maps, and photos are available online at www.Worrell-LandServices.com for any inaccuracies, errors or omissions is assumed by the owners or their agents. Boundaries on maps and photos are approximate. Worrell Land Services, LLC is acting as the seller's agent. Information contained in this brochure was obtained from private and public sources with best efforts to express same as accurately as possible and is subject to individual verification.

9129.05± Acres, 80.2% Tillable

